

OCTOBER 2004

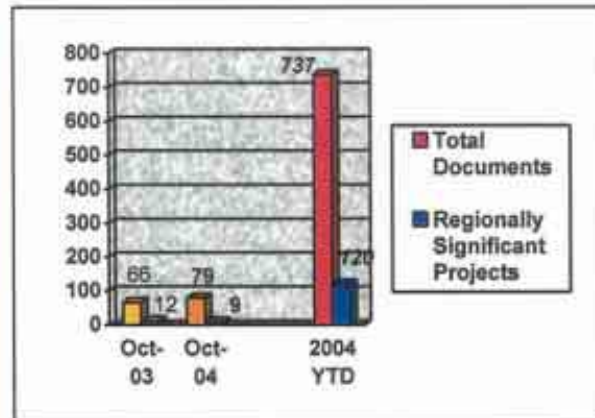
A MONTHLY SUMMARY
ON IGR SUBMITTALS
AND DEVELOPMENT
ACTIVITY IN THE
SCAG REGION

FOR THE MONTH OF
OCTOBER, SCAG'S
IGR SECTION
RECEIVED, LOGGED
AND REVIEWED OVER
75 DOCUMENTS FOR A
VARIETY OF PROJECTS,
PROGRAMS AND PLANS
WITHIN THE SIX
COUNTY SCAG
REGION.

ON AVERAGE, SCAG'S
IGR SECTION
RECEIVES OVER 650
DOCUMENTS EACH
YEAR.

IGR BULLETIN - 2004**OCTOBER 2004: DEVELOPMENT ACTIVITY SUMMARY**

For the month of October 2004, SCAG's Intergovernmental Review (IGR) Section received, logged and reviewed 79 documents for a variety of projects, programs and plans within the six county SCAG region. This is an increase in the number of documents received for the same month last year. In addition, there is a small decrease in the number of regionally significant projects.



On average, SCAG's IGR Section receives over 650 documents each year. The graph on the left illustrates the number of total documents received and the number of regionally significant projects. The following is a summary of development activity for the month of October 2004.

- More than half of the documentation received for this month was from Los Angeles and Riverside Counties. The documentation was for projects related to public facilities and residential projects.

Of the total documentation received, information also included fourteen development projects related to commercial, industrial, mixed-use, and residential activity. For the month of October, there was one project are of regional significance received. The table below shows each development type with its potential square footage and number of dwelling units. A map on page 4 shows the general location of each development type.

DEVELOPMENT TYPES	REG. SIGNIFICANT PROJECTS	NON. SIGNIFICANT PROJECTS	TOTAL SF / DU
COMMERCIAL	0 SF	71,092 SF	71,092 SF
INDUSTRIAL	0 SF	79,000 SF	79,000 SF
MIXED-USE	0 SF	2,785 SF	2,785 SF
OFFICE	0 DU	85 DU	85 DU
RESIDENTIAL	0 SF	0 SF	0 SF
	592 DU	635 DU	1,227 DU

- **COMMERCIAL:** Staff received documentation on three commercial projects. These projects represent a development potential of 71,092 square feet of commercial floor area. No commercial projects of regional significance were received. The majority of the new commercial floor area will be developed in Los Angeles County.
- **INDUSTRIAL:** Staff received documentation on one industrial project. This project represents a development potential of 79,000 square feet of industrial floor area. No industrial projects of regional significance were received. The new industrial development floor area will be developed in Ventura County.
- **MIXED-USE:** Staff received documentation on one mixed-use project. This project represents a development potential of 2,785 square feet of commercial floor area along with approximately 85 residential units. No mixed-use projects of regional significance were received. The new mixed-used development floor area and residential units will be developed in Los Angeles County.

SOUTHERN CALIFORNIA

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(Continued on page 5)

OCTOBER 2004**OCTOBER 2004: IGR ACTIVITY****OCTOBER 2004**

TOTAL NUMBER OF ITEMS/PROJECTS RECEIVED	79
PROJECTS OF REGIONAL SIGNIFICANCE	9

YEAR TO DATE – 2004

TOTAL NUMBER OF ITEMS/PROJECTS RECEIVED	737
PROJECTS OF REGIONAL SIGNIFICANCE	120

SEE PAGES 3 AND 4
FOR A SUMMARY OF
PROJECTS AND MAP OF
PROJECT LOCATIONS.

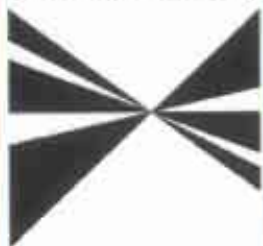
CRITERIA FOR
PROJECTS OF
REGIONAL
SIGNIFICANCE ARE
OUTLINED IN THE
CEQA GUIDELINES,
SECTION 15206, AND
SCAG MANDATES
THAT DIRECTLY RELATE
TO POLICIES AND
STRATEGIES
CONTAINED IN THE
RCPG AND RTP.

<u>DOCUMENT TYPE</u>	<u>ALL DOCUMENTS</u>	<u>REG. SIG. DOCUMENTS</u>
NOP	16	2
DRAFT EIR/EIS	21	7
IS / EA	7	0
ND / MND	10	0
PERMIT	20	0
GRANTS	5	0
TOTALS	79	9

<u>DEVELOPMENT TYPE</u>	<u>ALL PROJECTS</u>	<u>REG. SIG. PROJECTS</u>
COMMERCIAL	10	0
GENERAL PLAN	1	1
INDUSTRIAL	3	2
MIXED-USE	2	0
OFFICE	1	0
PUBLIC FACILITIES	43	0
RESIDENTIAL	16	6
TRANSPORTATION	3	0
TOTALS	79	9

<u>PROJECTS BY COUNTY</u>	<u>ALL PROJECTS</u>	<u>REG. SIG. PROJECTS</u>
IMPERIAL	1	0
LOS ANGELES	29	2
ORANGE	11	2
RIVERSIDE	18	3
SAN BERNARDINO	5	1
VENTURA	4	1
OTHER / OUTSIDE SCAG	11	0
TOTALS	79	9

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SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS **INTERGOVERNMENTAL REVIEW SECTION**



SOUTHERN CALIFORNIA
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PROJECT DEVELOPMENT SUMMARY

OCTOBER 2004

October										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
South Bay	LA	Hawthorne	1. Commercial Development		COM	-	15,842	40660	N	Commercial Development.
CVAG	RIV	Palm Springs	2. The Crescendo Project	42	RES	79	-	40668	N	Residential development.
VCCOG	VEN	Oxnard	3. Industrial Development		IND	-	79,000	40671	N	Industrial Dev. Seven individual bldgs.
OCCOG	OR	Orange Co.	4. City Place Apartments	5.4	RES	275	-	40682	N	Four apartment buildings.
A Verdugo	LA	S. Pasadena	5. Residential Conversion		RES	53	-	40686	N	Residential development.
Westside	LA	W. Hollywood	6. Laurel Place Senior Housing Project		RES	35	-	40687	N	Senior housing development.
L Virgenes	LA	Hidden Hills	7. Residential Development	20.4	RES	11	-	40699	N	Residential development.
OCCOG	OR	Orange	8. Manchester Walk Townhouses	1.1	RES	18	-	40702	N	Residential development.
IVAG	IMP	El Centro	9. Countryside Estates South	40	RES	152	-	40707	N	Residential development.
GWCCOG	LA	Long Beach	10. Cedar Court at Third Street		MXU	85	2,785	40713	N	Residential, commercial mix.
North LA	LA	LA County	11. The Skyline Ranch Project	2,196	RES	592	-	40723	Y	Residential development.
OCCOG	OR	Orange Co.	12. Silverado Canyon Ranch	69	RES	12	-	40731	N	Custom home development
LA City	LA	Los Angeles	13. Hollywood Whole Foods Market		COM	-	52,000	40732	N	Commercial Development.
SBCCOG	LA	Hawthorne	14. Wendy's Restaurant		COM	-	3,250	40736	N	Commercial Development.

See Page 4 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206

Docs #: 104632



PROJECT DEVELOPMENT LOCATIONS - OCTOBER 2004

- | | |
|---|---|
| ● COMMERCIAL | ● OFFICE |
| ● INDUSTRIAL | ● RESIDENTIAL |
| ● MIXED-USE | ☆ REGIONALLY SIGNIFICANT (COLOR DENOTES DEVELOPMENT TYPE) |



**SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS**

OCTOBER 2004

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SOUTHERN CALIFORNIA

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DEVELOPMENT ACTIVITY SUMMARY, CONT.

- **RESIDENTIAL:** Staff received documentation on nine residential projects. These projects represent a development potential of approximately 1,227 residential units. One residential project of regional significance was received. **The Skyline Ranch Project** considers the development of 1,325 single-family residences on approximately 592 acres. The Project will also include a 10-acre school site and 10-acres for a public park. The proposed Project is part of a 2,196 acre project area that is located in the Santa Clarita Valley, west and north of Highway 14 (Antelope Valley Freeway) and north of the City of Santa Clarita in unincorporated Los Angeles County. The majority of the new residential units will be developed in Los Angeles County.

IGR WEB PAGE

The IGR Section now has a web page. The IGR web page includes staff prepared publications describing items and projects received by the IGR Section, and other web sites that may be useful to persons seeking information about how to comply with CEQA and the CEQA Guidelines. For more information, please visit SCAG's IGR web page at www.scag.ca.gov/igr.

INTERGOVERNMENTAL REVIEW

SCAG's Intergovernmental Review (IGR) Section is part of the Environmental Division, within Department of Planning and Policy. The IGR Section is responsible for performing consistency review of regionally significant local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documents are reviewed and an assessment is made on whether the project is consistent with or supports those specific policies.